

RESHAWNA LEAVEN

LICENSED REALTOR® IN DC, MD & VA

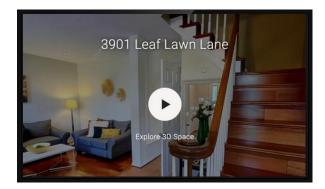
Phone: 240.284.4114 | Email: reshawnaleaven@kw.com



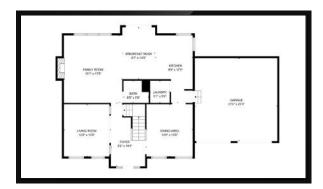
PHOTOS OF THE HOME



3D HOME TOUR



FLOORPLAN



INSIDE THE HOME

MAIN LEVEL

- FOYER
 - Ceramic
 - Storm Door
- LIVING ROOM
 - Recessed Lighting
 - Transom Windows
- DINING ROOM
 - Transom Windows
 - Brazilian cherry floors
 - Chandelier
 - Double Doors
- KITCHEN
 - Stainless steel appliances
 - Built in desk
- FAMILY ROOM
 - Fireplace
 - Ceiling Fan

LOWER LEVEL

- RECREATION ROOM
 - Fireplace
 - Patio door
- BEDROOM #5
 - Recessed Lighting
 - Walk-in closet
- BATHROOM #3
 - Shower
 - Vanity

UPPER LEVEL

- PRIMARY BEDROOM
 - Sitting Room with Transom Window
 - Fireplace
 - Brazilian cherry flooring
 - Ceiling Fan
 - Vaulted Ceiling
- PRIMARY BATHROOM
 - Skylights
 - Shower
 - Large Soaking Tub
 - Double Vanity SInk
- BEDROOM #2
 - Brazilian cherry flooring
 - Double door closets
- BEDROOM #3
 - Brazilian cherry flooring
 - Double door closets
- BEDROOM #4
 - Brazilian cherry flooring
 - Double door closets
- BATHROOM 2
 - Tub/Shower Combination
 - Large Vanity

SYSTEMS, UTILITIES & SCHOOLS

MAJOR SYSTEMS

- Dual Zone Furnace (2023)
- A/C (2011)
- Water Heater (2002)
- Roof (2014)

UTILITIES

- Electric Dominion Energy
- Gas Washington Gas
- Water Prince William Water
- Internet/Cable Verizon

SCHOOLS

- Elementary <u>Jenkins</u>
- Middle Woodbridge
- High Gar-Field



2025-26 School Calendar

August 2025

S	\mathbf{M}	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- August 11-15: Teacher preparation workdays (no school for students)
- August 18: First day of school
- August 29: Labor Day weekend holiday (schools and offices closed to the public)

September 2025

S	M	T	W	T	\mathbf{F}	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

- September 1: Labor Day holiday (schools and offices closed)
- September 23: Holiday (schools and offices closed in observance of Rosh Hashanah)

October 2025

S	\mathbf{M}	T	\mathbf{w}	T	\mathbf{F}	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- October 2: Holiday (schools and offices closed in observance of Yom Kippur)
- October 13: Division professional development (no school for students)
- October 21: Holiday (schools and offices closed in observance of Diwali)

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23 30	24	25	26	27	28	29
30						

- November 3: School-based conferences / professional development (no school for students)
- November 4: Teacher workday (no school for students)
- November 11: Veterans Day holiday (schools and offices closed)
- November 26: Thanksgiving break (schools and offices closed to the public)
- November 27-28: Thanksgiving break (schools and offices closed)

December 2025

S	\mathbf{M}	T	W	T	\mathbf{F}	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

 December 22 - January 2: Winter break for students and teachers (no school for students, schools and offices will be closed December 24-25 and January 1). Holidays observed during winter break include Hanukkah, Christmas, Kwanzaa, and New Year's Day.



January 2026

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- January 1: New Year's Day (schools and offices closed)
- January 2: Winter break (no school for students)
- January 19: Martin Luther King Jr. Day holiday (schools and offices closed)
- January 23: Teacher workday (no school for students)
- January 26: Division parent conferences / division professional development (no school for students)

February 2026

S	M	Т	W	Т	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

 February 16: Presidents Day holiday (schools and offices closed)

March 2026

S	\mathbf{M}	T	W	T	\mathbf{F}	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- March 20: Holiday (schools and offices closed in observance of Eid al-Fitr)
- March 30 April 3: Spring break for students and teachers (no school for students, schools and offices closed April 2-3)
 Holidays observed during spring break include Passover, Good Friday, and Easter.

April 2026

S	M	T	\mathbf{W}	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

- April 1-3: Spring break for students and teachers (no school for students, schools and offices closed April 2-3)
- April 6: Teacher workday (no school for students)

May 2026

S	\mathbf{M}	T	W	T	\mathbf{F}	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- May 25: Memorial Day holiday (schools and offices closed)
- May 27: Holiday (schools and offices closed in observance of Eid al-Adha)

June 2026

\mathbf{S}	\mathbf{M}	\mathbf{T}	W	\mathbf{T}	\mathbf{F}	\mathbf{S}
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

- June 12: Last day of school
- June 15: Teacher workday (no school for students, *optional for teachers*)

Marking Period Calendar

- First Quarter: August 18 October 31
- Second Quarter: November 5 January 22
- Third Quarter: January 27 March 27
- Fourth Quarter: April 7 June 12

HOMEOWNERS ASSOCIATION



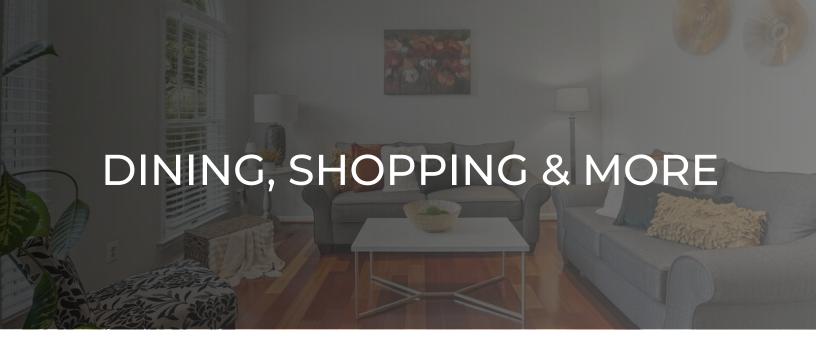
Sycamore Ridge (Firwood Manor)

Managed by:
MJF Associates
10692-A, Crestwood Dr
Manassas, VA 20109
(703) 369-6535

HOA fee is paid on a quarterly basis \$144 Monthly Expense: \$48 for lender calculation

The monthly dues include trash, recycling and common area maintainance.

BEYOND THE HOME



DINING & SHOPPING

- Merchant Plaza
- Stonebridge Town Center
- Wegmans
- Safeway
- Quartz District (Future Retail)
- Whole Foods (Future Retail)
- Copper's Hawk (Coming Soon)
- Wal-Mart
- Costco
- BJ's Warehouse
- Sam's Club
- Stonebridge
- Potomac Mills

OTHER

- I-95
- Quantico Base
- Fort Belvoir Base
- Sentara Hospital

COMMUTING GUIDE

COMMUTING GUIDE



ROADS

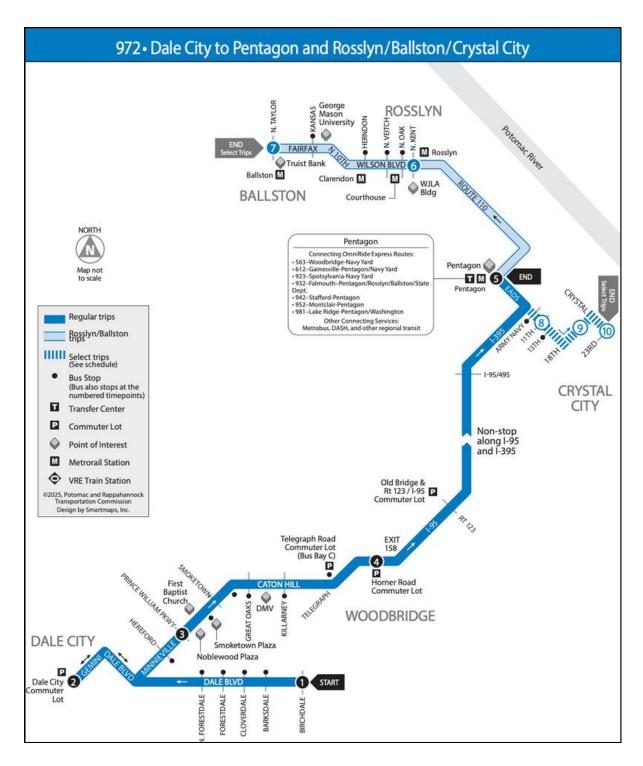
- ROUTE 294 Prince William Parkway
- I-95

COMMUTING OPTIONS

- OMNIRIDE BUS
- SLUG LINES
- PARK AND RIDE (NEABSCO GARAGE)
- VRE STATION (CLOSEST STATION RIPPON)

OMNIRIDE LOCAL

DALE CITY TO PENTAGON



Learn more about this route and other schedules https://omniride.com/service/schedules

Neabsco Garage

2450 Neabsco Stream Drive, Woodbridge



CAPACITY: 1,400

FILLS BY: AMPLE SPACE

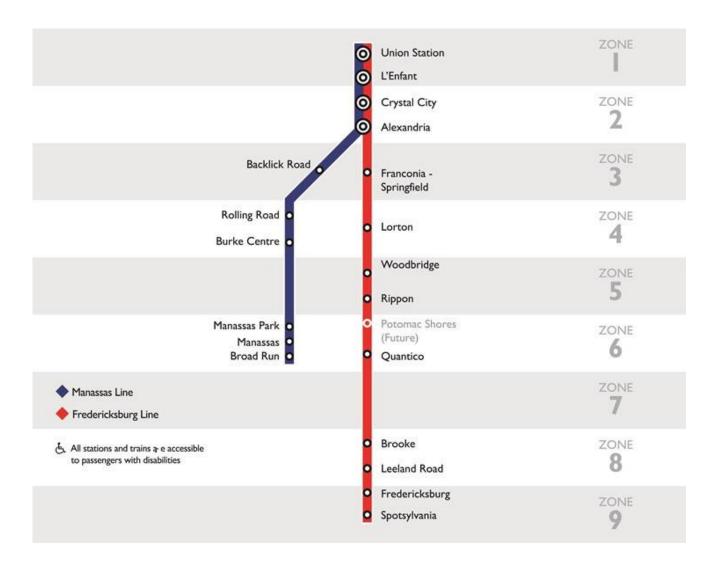
BIKE AMENITIES: YES

SLUG LINES: NO

BUS ROUTES:

- 52 ROUTE 1 LOCAL
- 53 DUMFRIES CONNECTOR LOCAL
- 91 DALE CITY LOCAL
- 94 LAKE RIDGE CONNECTOR LOCAL
- 95 PRINCE WILLIAM METRO EXPRESS
- 96 EAST-WEST EXPRESS
- 563 WOODBRIDGE-NAVY YARD EXPRESS







wmata.com Information: 202-637-7000 | TTY: 202-962-2033 Metro Transit Police: 202-962-2121 | Text: MYMTPD (696873) Ped Line • Glenmont / Shady Grove

OR Orange Line • New Carroliton / Vienna

Legend

Blue Line • Franconia-Springfield / Downtown Largo

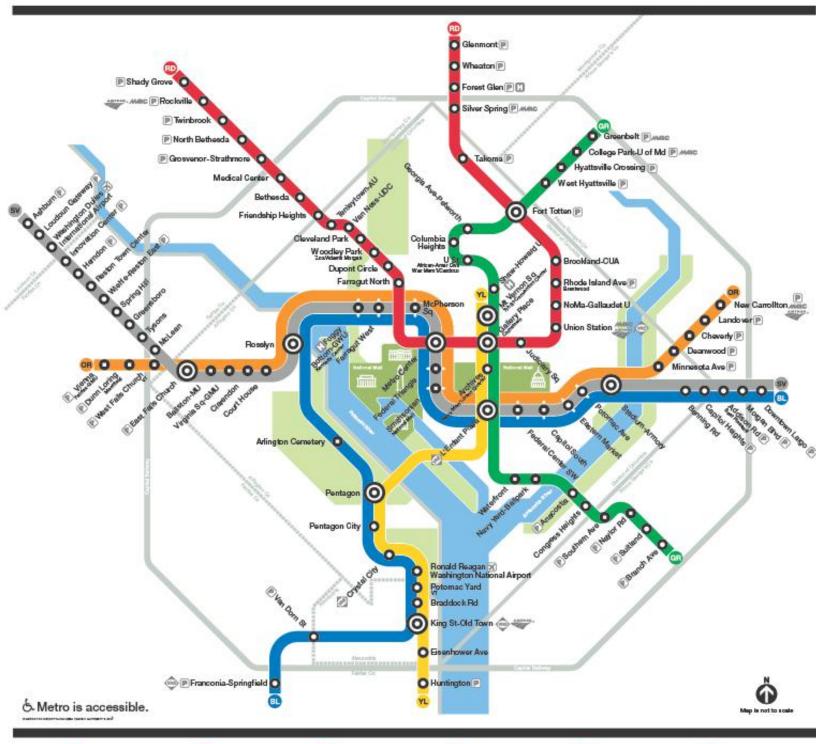
Green Line • Branch Ave / Greenbelt

Yu Yellow Line • Huntington / Mt Vernon Sq

Silver Line • Ashburn / Downtown Largo

Station Features

P Parking
Hospital
Airport
Connecting Rail Systems















FINANCING OPTIONS

FINANCING OPTIONS

This home is eligible for Conventional, FHA, and VA financing.

Here are some additional loan programs you may qualify for:

- **FirstHome Program**: Receive a 2% interest rate reduction to help lower your monthly mortgage payments. Income and homeownership history requirements apply. Primary residence only.
- **Plus Mortgage Program**: Get up to 5% assistance toward your down payment and closing costs. Income and homeownership history requirements apply. Primary residence only.
- **100% Financing**: Buy with no private mortgage insurance (PMI) and receive up to \$5,000 in closing cost assistance. Income limits apply. Must be your primary residence.
- **Down Payment Assistance Grant**: Receive assistance with no first-time buyer requirement and no income restrictions. Primary residence required.

LOCAL SPORTS TEAMS



Washington Nationals (Baseball)

Washington Commanders (Football)

Baltimore Ravens (Football)

Washington Capitals (Hockey)

Washington Mystics (Women's Basketball)

Washington Wizards (Men's Basketball)

D.C. United (Men's Soccer)

Washington Spirit (Women's Soccer)

George Washington Revolutionaries (GWU Basketball)

SCHEDULE EDUCE

WEEK	DAY	DATE	OPPONENT	TIME (ET)
1	Sunday	September 7	New York Giants	1:00 PM
2	Thursday	September 11	@ Green Bay Packers	8:15 PM
3	Sunday	September 21	Las Vegas Raiders	1:00 PM
4	Sunday	September 28	@ Atlanta Falcons	1:00 PM
5	Sunday	October 5	@ Los Angeles Chargers	4:25 PM
6	Monday	October 13	Chicago Bears	8:15 PM
7	Sunday	October 19	@ Dallas Cowboys	4:25 PM
8	Monday	October 27	@ Kansas City Chiefs	8:15 PM
9	Sunday	November 2	Seattle Seahawks	8:20 PM
10	Sunday	November 9	Detroit Lions	4:25 PM
11	Sunday	November 16	@ Miami Dolphins (Madrid)	9:30 AM
12	N/A	BYE	BYE WEEK	N/A
13	Sunday	November 30	Denver Broncos	8:20 PM
14	Sunday	December 7	@ Minnesota Vikings	1:00 PM
15	Sunday	December 14	@ New York Giants	1:00 PM
16	Saturday	December 20	Philadelphia Eagles	TBD
17	Thursday	December 25	Dallas Cowboys	1:00 PM
18	TBD	January 3/4	Philadelphia Eagles	TBD



2025 SCHEDULE

PRESENTED BY Southwest

PRESEASON

1 THURSDAY, AUGUST 7 7:00 PM ET

SATURDAY, AUGUST 16 7:00 PM ET

SATURDAY, AUGUST 23 12:00 PM ET

S VS CI

VS COLTS

M&T BANK STADIUM

WBAL

AT COWBOYS

/S AT&T STADIUM

WBAL

WBAL

AT COMMANDERS NORTHWEST STADIUM

REGULAR SEASON

	1	SUNDAY, SEPTEMBER 7	8:20 PM ET		AT BILLS	HIGHMARK STADIUM	NBC/PEACOCK			
	2	SUNDAY, SEPTEMBER 14	1:00 PM ET		VS BROWNS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	3	MONDAY, SEPTEMBER 22	8:15 PM ET	VA.	VS LIONS	M&T BANK STADIUM	ESPN/ABC			
	4	SUNDAY, SEPTEMBER 28	4:25 PM ET		AT CHIEFS	GEHA FIELD AT ARROWHEAD STADIUM	CBS/PARAMOUNT+			
	5	SUNDAY, OCTOBER 5	1:00 PM ET*	5	VS TEXANS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	6	SUNDAY, OCTOBER 12	1:00 PM ET*	4	VS RAMS	M&T BANK STADIUM	FOX			
	1			BY	E WEEK					
	8	SUNDAY, OCTOBER 26	1:00 PM ET*	W.	VS BEARS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	9	THURSDAY, OCTOBER 30	8:15 PM ET	3	AT DOLPHINS	HARD ROCK STADIUM	PRIME VIDEO			
	10	SUNDAY, NOVEMBER 9	1:00 PM ET*	*	AT VIKINGS	U.S. BANK STADIUM	FOX			
	11	SUNDAY, NOVEMBER 16	4:25 PM ET*		AT BROWNS	HUNTINGTON BANK FIELD	CBS/PARAMOUNT+			
ĺ	12	SUNDAY, NOVEMBER 23	1:00 PM ET*	TETS	VS JETS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	13	THURSDAY, NOVEMBER 27	8:20 PM ET	TES.	VS BENGALS	M&T BANK STADIUM	NBC/PEACOCK			
	14	SUNDAY, DECEMBER 7	1:00 PM ET*		VS STEELERS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	15	SUNDAY, DECEMBER 14	1:00 PM ET*	13	AT BENGALS	PAYCOR STADIUM	CBS/PARAMOUNT+			
	16	SUNDAY, DECEMBER 21	1:00 PM ET*		VS PATRIOTS	M&T BANK STADIUM	CBS/PARAMOUNT+			
	17	DATE TBD	TIME TBD*	©	AT PACKERS	LAMBEAU FIELD	TBD			
	200000					2324720320320320333	122.2			

AT STEELERS

(*

ACRISURE STADUIM



HOME

TBD

TIME TBD

DATE TBD



WASHINGTON NATIONALS 2025 SCHEDULE



JULY SUN	MON	TUE	WED	THU	FRI	SAT
		DET 6:45 PM	2 DET 6:45 PM	3 DET 6:45 PM	4 BOS TI:05 AM	5 BOS 4:05 PM
BOS 1:35 PM	7	8 STL 7:45 PM	9 STL 7:45 PM	10 STL 7:45 PM	11 MIL 8:10 PM	12 MIL 4:10 PM
13 MIL 2:10 PM		All Star	Game 2	025())	18 SD 6:45 PM	19 SD 6:45 PM
20 SD 1:35 PM	21 CIN 6:45 PM	22 CIN 6:45 PM	23 CIN 12:05 PM	24	25 MILIN 8:10 PM	26 MIIN 7:10 PM
27 M I N 2:10 PM	²⁸ HOU 8:10 PM	29 HOU 8:10 PM	30 HOU 2:10 PM	31		

MAY	MON	TUE	WED	THU	FRI	SAT
				6:45 PM	2 CIN 6:10 PM	3 CIN 6:40 PM
4 CIN 4:10 PM	5 CLE	6 CLE 3:35 PM / 7:10 PM	7 CLE 12:05 PM	8	9 STL 6:45 PM	10 STL 4:05 PM
11 STL 1:35 PM	12 ATL 7:15 PM	13 ATL 7:15 PM	14 ATL 7:15 PM	15 ATL 12:15 PM	16 BAL 7:05 PM	17 BAL 4:05 PM
18 BAL 1:35 PM	19	20 ATL 6:45 PM	21 ATL	22 ATL 6:45 PM	23 SF 6:45 PM	²⁴ SF 4:05 PM
25 SF 1:35 PM	26	27 SEA 9:40 PM	28 SEA 9:40 PM	²⁹ SEA 9:40 PM	30 AZ 9:40 PM	31 AZ 10:10 PM

AUGL	IST					
SUN	MON	TUE	WED	THU	FRI	SAT
					6:45 PM	2 MIL 4:05 PM
3 MILL 1:35 PM	4	5 ATH 6:45 PM	6:45 PM	7 ATH 12:05 PM	8 SF 10:15 PM	9 SF 4:05 PM
¹⁰ SF 4:05 PM	11 KC 7:40 PM	12 KC 7:40 PM	13 KC 2:10 PM	14 PHI 6:45 PM	15 PHI 6:45 PM	16 PHI 4:05 PM
17 PHI 11:35 AM	18	19 NYM 6:45 PM	20 NYM 6:45 PM	21 NYM 4:05 PM	22 PH 6:45 PM	23 PHI 6:05 PM
24 PHI 1:35 PM 31 TB 1:35 PM	25 NYY 7:05 PM	26 NYY 7:05 PM	27 NYY 1:05 PM	28	29 TB 6:45 PM	30 T : 4:05 PM

JUNE	44					
SUN	MON	TUE	WED	THU	FRI	SAT
1 AZ	2	3 CHC	4 CHC	5 CHC	6 T ⇒ X	7 T∃X
4:10 PM		6:45 PM	6:45 PM	6:45 PM	6:45 PM	4:05 PM
8 TEX	9	10 NYM	11 NYM	12 NYM	13 MLA	14 MLA
1:35 PM		7:10 PM	7:10 PM	1:10 PM	6:45 PM	1:05 PM
15 MIA	16 COL	17 COL 6:45 PM	18 COL	19 COL	20 LAD	21 LAD
1:35 PM	6:45 PM		6:45 PM	1:05 PM	10:10 PM	10:10 PM
22 LAD	23 SD	24 SD	25 SD	26	27 LAA	28 LAA
4:10 PM	9:40 PM	9:40 PM	4:10 PM		9:38 PM	9:38 PM
²⁹ LAA 4:07 PM	30					

SUN	MON	TUE	WED	THU	FRI	SAT
	1 MIA 1:05 PM	2 MIA 6:45 PM	3 MIA 1:05 PM	4	5 CHC 2:20 PM	6 CHC 2:20 PM
CHC 2:20 PM	8 MIA 6:40 PM	9 MIA 6:40 PM	10 MIA 6:40 PM	11 MIA 6:40 PM	12 PIT 6:45 PM	13 PIT 4:05 PM
14 PTT 1:35 PM	15 ATL 6:45 PM	16 ATL 1:05 PM / 6:45 PM	17 ATL 4:05 PM	18	19 NYM 7:10 PM	20 NY 4:10 PM
21 NYM 1:40 PM	22 ATL 7:15 PM	23 ATL 7:15 PM	24 ATL 12:15 PM	25	26 CWS 6:45 PM	27 CW: 4:05 PM
28 CWS 3:05 PM	29	30				

HOME AWAY

Schedule subject to change. For the most current schedule and promotions, visit nats.com/Schedule.





20\\25 D.C. UNITED SCHEDULE

FEBRUARY



SATURDAY, FEB 22

VS. TORONTO - 7:30PM

MARCH



SATURDAY, MAR 1

@ CHICAGO - 8:30PM



SATURDAY, MAR 8

VS. KANSAS CITY - 7:30PM



SATURDAY, MAR 15

VS. MONTRÉAL - 7:30PM



SATURDAY, MAR 22

@ ORLANDO - 7:30PM



SATURDAY, MAR 29

VS. COLUMBUS - 7:30PM

APRIL



SUNDAY, APR 6

@ SAN JOSE - 5:00PM



SATURDAY, APR 12

VS. CINCINNATI - 7:30PM



SATURDAY, APR 19 @ NEW YORK RB - 7:30PM



SATURDAY, APR 26

@ PHILADELPHIA - 4:30 PM

MAY



SATURDAY, MAY 3

VS. COLORADO - 7:30PM



SATURDAY, MAY 10

@ TORONTO - 4:30PM



WEDNESDAY, MAY 14

VS. NEW YORK - 7:30PM



SATURDAY, MAY 17

@ NASHVILLE - 8:30PM



SATURDAY, MAY 24

VS. NEW YORK RB - 7:30PM



WEDNESDAY, MAY 28

VS. NEW ENGLAND - 7:30PM



SATURDAY, MAY 31

@ CINCINNATI - 7:30PM

JUNE



SATURDAY, JUN 7

VS. CHICAGO - 7:30PM



SATURDAY, JUN 14

@ SALT LAKE - 9:30PM



SATURDAY, JUN 28

VS. NASHVILLE - 7:30PM

JULY



SATURDAY, JUL 5

VS. ATLANTA - 7:30PM



SATURDAY, JUL 12

@ LOS ANGELES - 10:30PM



WEDNESDAY, JUL 16

@ CHARLOTTE - 7:30PM

COLUMBUS

SATURDAY, JUL 19

@ COLUMBUS- 7:30PM



SATURDAY, JUL 26

VS. AUSTIN - 7:30PM

AUGUST



SATURDAY, AUG 9

@ NEW ENGLAND - 7:30PM



SATURDAY, AUG 16

@ MONTRÉAL- 7:30PM



SATURDAY, AUG 23

VS. MIAMI - 7:30PM



SATURDAY, AUG 30

@ NEW YORK - 7:30PM

SEPTEMBER



SATURDAY, SEP 13

VS. ORLANDO - 7:30PM



SATURDAY, SEP 20

@ MIAMI - 7:30PM



SATURDAY, SEP 27

VS. PHILADELPHIA- 7:30PM

OCTOBER



SATURDAY, OCT 4

VS. CHARLOTTE - 2:30PM



SATURDAY, OCT 18

@ ATLANTA- 6:00PM

HOME =



AWAY =



TICKETS ON SALE DECEMBER 20, 2024





MAR 14 8:00 PM | @NWSL+



MAR 22 7:30 PM | ion



MAR 28 8:00 PM | prime



APR 12 5:00 PM | ©NWSL* Suramount +



APR 19 5:00 PM | ion



APR 26 1:00 PM | ©CBS



MAY 2 8:00 PM | prime



MAY 10 12:50 PM | @00



MAY 17 7:30 PM | ion



MAY 23 10:00 PM | prime



JUN 8 4:00 PM | ®NWSL⁺ Paramount +



JUN 15 4:00 PM | ©CBS



JUN 22





AUG 3 12:30 PM | 600

WASHINGTOR



AUG 9 12:00 PM | ====



AUG 15 8:00 PM | prime



AUG 23 4:00 PM | ●CBS



AUG 31 4:00 PM | ©CBS



SEP 7 4:00 PM | ENWSLT



SEP 13 7:30 PM | ion



SEP 18 10:30 PM CBS SPORTS **SEP 28**



HOME

OCT 5 1:00 PM | =5=17

1:00 PM | DNWSL+



OCT 11 7:30 PM | ion



OCT 18 12:30 PM | ©CBS



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